



Chapter 1 Existing Land Use Profile

Cluster 9 Asset Profile

Location

Cluster 9 is located in the city's northwest section, bounded on the north by Eight Mile Road, the Lodge Freeway and McNichols Road, on the south by the Jeffries Freeway (I-96) and the Conrail Railway, on the east by Livernois, and on the west by the Southfield Freeway, as indicated on Map A1. According to the City of Detroit Master Plan, three community sub-sectors make up the cluster: Greenfield, Harmony Village, and Cerveney-Grandmont (see Map A2). However, a large number of distinct neighborhoods are located within these districts, reflective of the city's growth during the first half of the 20th century. Existing land use in the cluster is indicated on Map A3. The following matrix shows the Master Plan overview for the area.

Street System

The cluster is serviced by three freeways, each providing a boundary. The Southfield Freeway constitutes the west boundary, the Lodge Freeway is considered the north east boundary and to the south is the Jeffries Freeway. Four major arterial roads transverse the cluster following the city's grid pattern, starting with Fenkell at the south, and extending up including McNichols, Seven Mile and Eight Mile all of which provide east-west routes through the cluster. The north-south arterial roads include Livernois at the east and, moving west, Wyoming, Schaefer, Greenfield, and the Southfield service drive. Two other major roads include Outer Drive and Grand River, which transverse the district.

Residential

Single Family Residential

Cluster 9 is predominantly a detached single family bedroom community. Duplexes and flats are located in small, scattered concentrations. According to a survey of housing conditions conducted during the summer of 1997, housing conditions generally tend to be stable; however, a few areas of severe deterioration are apparent. See Map A17 for complete survey results.

Multiple Family Residential

There are approximately four pockets of multiple family residential in Cluster 9. These are located at the intersections of the Southfield Freeway and Eight Mile, West McNichols and the Southfield Freeway, Grandmont and I-96, and Greenfield Road between McNichols and Outer Drive.

Commercial Uses

Commercial use in Cluster 9 is primarily strip-commercial, located along major and minor arterial roads. This strip pattern is primarily characterized by individual businesses

locating along major streets and with limited parking. Few suburban-model strip malls with connected stores and integral parking are located here. Eight major commercial strips and four shopping plazas are located within the cluster:

1. Seven Mile Road from the Southfield Freeway to the Lodge Freeway
2. McNichols from the Southfield Freeway to the Lodge Freeway
3. Fenkell from Greenfield to Livernois
4. Schoolcraft from Southfield to Greenfield
5. Grand River from Southfield to the CR Railway
6. Greenfield from Tyler (I-96) to McNichols
7. Schaefer from the CR Railway to McNichols
8. The Lodge Freeway from Eight Mile Road to Wyoming
9. At the intersection of Outer Drive and Southfield
10. At the intersection of Fenkell and Livernois
11. At the intersection of Grand River and Southfield

The commercial uses are predominantly party stores, small fast food restaurants, banks and chain drug stores. The conditions that mark the commercial strips of the area include blight, a lack of code enforcement, a lack of safe and secure parking, and a lack of amenities.

Institutional

Precincts, Police Stations, Ministations & Fire Departments

Cluster 9 has four fire departments located within its boundaries and three police mini-stations. It also has an additional fire department, police station, and several mini-stations not far outside the boundaries. Cluster 9 is the meeting point for four police precincts, including the Second, Sixth, Eighth, and Twelfth Precincts. Station locations are indicated on Map A4.

Public & Private Schools

Cluster 9 has a great number of elementary schools through secondary schools, some of the more well known being Renaissance, St. Martin de Porres, and St. Mary's (see Map A5). An asset to the Cluster is the proximity of higher education facilities in, or adjacent to, the area. The Marygrove College campus is located in the cluster at Six Mile and Wyoming. The University of Detroit-Mercy has campus locations at both the eastern and western boundaries of the cluster on Livernois on the east and Southfield freeway on the west.

Detroit public high schools and middle schools operate through a magnet-school program, and can attract students citywide for special programs at any school, therefore eliminating the concept of a "neighborhood school". Detroit Renaissance High is among the highest-rated schools for academic performance in math and sciences.

Hospitals

Three hospitals are located within the Cluster: Sinai Hospital of Detroit, Grace Hospital (formerly known as Mount Carmel), and the Henry Ford Medical Center-DNW (see Map A6). Plans by the Detroit Medical Center call for the consolidation of the Sinai Hospital with Grace into a single facility at the Sinai site. Improvements to that facility will include renovations and new construction, which should be completed in the year 2000. The Mount Carmel site will be offered as a new development opportunity.

Churches

Churches are a growing use in the Cluster along major roads such as Schaefer and Wyoming, often reconfiguring former commercial buildings to accommodate church functions (see Map A6). Several major churches are listed under the organization profile of this report.

Parks and Open Space

Butzel and Paterson Playfields are two significant facilities in Cluster 9. Fred M. Butzel Playfield, located at Lyndon and Meyers serves the southern portion of the cluster and abuts CR Railway lands. Loriwyn E. Paterson Playfield, located at Greenfield and Pickford is accessible by those living in the northern area of the cluster. Many playgrounds, playlots and school facilities additionally serve the area, as shown on Map A24, located in the "Youth Development" section. Parks do not adequately service the district. Stakeholders were adamant in their dissatisfaction with the existing conditions of playfields and mentioned the importance of providing a quality environment for youth in parks and services.

Natural Features

Cluster 9 is predominantly built up from boundary line to boundary line. There are no significant areas of natural vegetation, such as woodland, within this cluster.

Industrial

Industrial use is primarily located along the southern border of the cluster. There are four significant pockets.

1. At the intersection of Southfield and the I-96
2. At the intersection of Greenfield and the I-96
3. At the intersection of Schaefer and Lyndon
4. At the intersection of Meyers and Lyndon

Industrial use at along Lyndon can be attributed to the proximity to the CR Railway.

Special Uses

There is one small cemetery, located immediately south of the Butzel Playfield at Lyndon and Meyers.